

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
JANUARY 22, 2019  
5:00 P.M.**

Vice-Chairman Grout called the meeting to order at 5:01 p.m.

**ROLL CALL**

Members Present: Clifford Grout, Vice-Chairman; Ulysses Addison, Andy Allen; Donna Collins-Lewis; Jayme Ellender; Rowdy Gaudet; April Hawthorne and Todd L. Sterling

Members Absent: Rossie Washington, Jr., Chairman

Staff Present: Frank Duke, Planning Director; Ryan Holcomb, Assistant Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Carrie Broussard, Long Range Planning Manager; Vance Baldwin, Site Plan & Plat Manager and Paolo Messina, Assistant Parish Attorney

**RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR**

Mr. Duke acknowledged Gilles Morin, Planning Project Coordinator as the Planning Commission Employee of the Year.

**1. ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**

**Election of Chairman Washington and Vice-Chairman Grout:** Gaudet, Allen second  
Motion carried, 7-0-1 with Hawthorne out of the room.

**2. APPROVAL OF 2018 ANNUAL REPORT**

**Motion to approve:** Sterling, Collins-Lewis second  
Motion carried, 7-0-1 with Hawthorne out of the room.

**3. APPROVAL OF 2019 CALENDAR**

**Motion to approve:** Gaudet, Addison second  
Motion carried, 7-0-1 with Hawthorne out of the room.

**4. APPROVAL OF 2019 WORK PROGRAM**

**Motion to approve:** Gaudet, Collins-Lewis second  
Motion carried, 8-0

**5. PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

Vice-Chairman Grout reappointed Chairman Washington to the BREC Commission.

**APPROVAL OF THE MINUTES**

**5. December 10, 2018**

**Motion to approve:** Addison, Gaudet second  
Motion carried, 8-0

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Vice-Chairman Grout described the rules for conducting a public hearing.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**  
21, 33

**CONSENT - ITEMS FOR DEFERRAL**  
22, 23, 24, 25, 31

**CONSENT - ITEMS FOR APPROVAL**  
15, 17, 18, 19, 20, 26, 27, 28, 29, 30, 32, 34

Citizens requested that items 26 and 32 be pulled from the consent agenda.

**Motion to approve with the exception of items 26 and 32:** Collins-Lewis, Allen second  
Motion carried, 8-0

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

Mr. Duke acknowledged that items 7 and 8 could be taken together as one vote.

- 7. PA-17-18 2671 Brightside Drive (Deferred from November 13 for 60 days by the Planning Commission)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Brightside Drive, to the west of Harwich Drive, on Lot M-1 of the Little Valverde property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) ***Related to Case 72-18***

Mr. Duke acknowledged that staff had received two messages of opposition.

Bo Booty, on behalf of the applicant, spoke in support.

**Motion to approve:** Hawthorne, Addison second  
Motion carried, 7-0-1 with Collins-Lewis out of the room.

- 8. Case 72-18 2671 Brightside Drive (Deferred from November 13 for 60 days by the Planning Commission)** To rezone from Single Family Residential (A1) to Town House (A2.5) on property located on the south side of Brightside Drive, to the

west of Harwich Drive, on Lot M-1 of the Little Valverde property. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 3-Loupe) **Related to PA-17-18**

**Motion to approve:** Hawthorne, Addison second

Motion carried, 7-0-1 with Collins-Lewis out of the room.

Mr. Duke acknowledged that items 9, 10, 11 and 12 could be taken as one hearing but voted on separately.

9. **PA-20-18 7544, 7566, 7588 Siegen Lane and 7585, 7599 Goldfinch Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on properties located on the west side of Siegen Lane, south of Interstate 10, and east of Goldfinch Drive, on Lots 4 thru 7, 47 and 48 of the Audubon Terrace Subdivision. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related to Case 81-18**

Mr. Duke acknowledged that staff had received 10 messages of opposition.

George Kurz, on behalf of the applicant, spoke in support.

Seven citizens, Tana Pittman; Claudia LeJeune; Owen George; David Sneed; Linda Caston; William J. Gibson and Patricia Oliver spoke in opposition.

**Motion to approve:** Addison, Grout second

Motion carried, 6-1-1 with Collins-Lewis abstaining and Gaudet voting no.

10. **Case 81-18 7544, 7566, 7588 Siegen Lane and 7585, 7599 Goldfinch Drive** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on properties located on the west side of Siegen Lane, south of Interstate 10, and east of Goldfinch Drive, on Lots 5 thru 7, 47 and 48 of the Audubon Terrace Subdivision. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Related to PA-20-18**

Mr. Duke acknowledged that staff had received 10 messages of opposition.

George Kurz, on behalf of the applicant, spoke in support.

Seven citizens, Tana Pittman; Claudia LeJeune; Owen George; David Sneed; Linda Caston; William J. Gibson and Patricia Oliver spoke in opposition.

**Motion to approve:** Addison, Grout second

Motion carried, 6-1-1 with Collins-Lewis abstaining and Gaudet voting no.

11. **PA-21-18 7400-7500 UND Thrush Drive and 9661 - 9835 Tanager Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Office on property located on the north side of Thrush Drive and north side of Tanager Drive, to the south of Interstate 10, on Lot 11.374 AC of the Terrace Land Company, Inc. Property and Lots 130 thru 137 of the Audubon Terrace

Subdivision, Second Filing. Sections 55 and 60, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) ***Related to Case 82-18***

Mr. Duke acknowledged that staff had received 10 messages of opposition.

George Kurz, on behalf of the applicant, spoke in support.

Seven citizens, Tana Pittman; Claudia LeJeune; Owen George; David Sneed; Linda Caston; William J. Gibson and Patricia Oliver spoke in opposition.

**Motion to approve:** Addison, Sterling second

Motion failed, 3-5 with Allen; Collins-Lewis; Ellender; Gaudet and Grout voting no.

- 12. Case 82-18 7400-7500 UND Thrush Drive** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Siegen Lane, south of Interstate 10, and north of Bunting Drive, on Lot 11.374 AC of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) ***Related to PA-21-18***

Mr. Duke acknowledged that staff had received 10 messages of opposition.

George Kurz, on behalf of the applicant, spoke in support.

Seven citizens, Tana Pittman; Claudia LeJeune; Owen George; David Sneed; Linda Caston; William J. Gibson and Patricia Oliver spoke in opposition.

**Motion to approve:** Addison, Sterling second

Motion failed, 3-5 with Allen; Collins-Lewis; Ellender; Gaudet and Grout voting no.

Mr. Duke acknowledged that items 13 and 14 could be taken as one hearing.

- 13. PA-1-19 12018 and 12058 Perkins Road** To amend the Comprehensive Land Use Plan from Compact Neighborhood to Office on property located on the south side of Perkins Road, east of the intersection of West Tom Stokes Court and Perkins Road, on Lots B and C, Terre Haute Subdivision. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3- Loupe) ***Related to Case 2-19***

The applicant, Murray McCullugh, spoke in support.

**Motion to approve:** Allen, Sterling second

Motion carried, 8-0

- 14. Case 2-19 12018 and 12058 Perkins Road** To rezone from Transition (B1) to General Office Low Rise (GOL) on property located on the south side of Perkins Road, east of the intersection of West Tom Stokes Court and Perkins Road, on Lots B and C, Terre Haute Subdivision. Section 37, T8S, R1E, GLD, EBRP, LA (Council District 3- Loupe) ***Related to PA-1-19***

The applicant, Murray McCullugh, spoke in support.

**Motion to approve:** Allen, Sterling second  
Motion carried, 8-0

- 15. Case 1-19 9460 Perkins Road** To rezone from Light Commercial (LC2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) to increase the area of C-AB-1 on property located west of Bluebonnet Boulevard, on the south side of Perkins Road, to the north side of Hyacinth Avenue, on a portion of Tract C-1-A-3 of the Vito Roppolo Tract. Section 59, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 8-0, with the consent agenda

- 16. Case 3-19 1154 Millerville Road** To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Millerville Road, to the south of Old Hammond Highway, on a portion of Lot 15, Shady Oaks Subdivision. Section 8, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Mr. Duke acknowledged that staff had received two messages of opposition.

The applicant, Thomas Ngo, spoke in support.

**Motion to approve:** Sterling, Collins-Lewis second  
Motion carried, 8-0

- 17. Case 4-19 552 Live Oak Boulevard and 4018 North Street** To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the southeast quadrant of the intersection of Live Oak Boulevard and North Street, to the west of Roselawn Avenue, on Lots 23, 24, 25, 32, 33, and 58 thru 64, Buffington Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

Approved, 8-0, with the consent agenda

- 18. Case 5-19 5744 South Sherwood Forest Boulevard** To rezone from Rural to Light Commercial (LC3) on property located on the west side of Sherwood Forest Boulevard, to the north of Airline Highway on Lot C-2-3-C-1-A1-A-1, of the O. C. Harrell Tract. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved, 8-0, with the consent agenda

- 19. Case 6-19 336 Highlandia Drive** To rezone from Rural to Heavy Commercial (HC1) on property located on the west side of Highlandia Drive, to the north of Lavo Lane on Lot 22, Highlandia Subdivision. Section 57, T8S, R2E, GLD, EBRP, LA (Council District 3-Loupe)

Approved, 8-0, with the consent agenda

- 20. Case 8-19 4343 Nicholson Drive** To rezone from Heavy Commercial (C2) and Neighborhood Commercial Alcoholic Beverage (Restaurant) (NC-AB) to Heavy Commercial (HC1) on property located on the southeast corner of Nicholson Drive and East Boyd Drive, on Lot 2-A-1, James T. Amis Tract. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg)

Approved, 8-0, with the consent agenda

- 21. Case 9-19 17333 George O'Neal Road and 16560 Spiller's Way** To rezone from Rural to Zero Lot Line (A2.6) on property located on the west side of George O'Neal Road to the north of White Oak Place on Tract Y-1 and a portion of Tract X-2-A-1-A, of the Property of A. L. Bordelon. Section 53, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

**Related to S-3-19**

**Withdrawn by the applicant on January 9, 2019**

Withdrawn with the consent agenda, 8-0

- 22. S-3-19 Villas at White Oak** A proposed residential subdivision located on the west side of George O'Neal Road and south of Spiller's Way, on Tracts X-2-A-1-A and Y-1 of the Dr. A.L. Bordelon Property. (Council District 9-Hudson)

**Related to Case 9-19**

**Deferred to February 18, 2019, by the Planning Director**

Deferred 30 days with the consent agenda

- 23. ISPUD-1-19 Highpoint Subdivision** Proposed four single family residential lots on property located south side of Highland Road, at the southwest quadrant of the intersection of Henry Adams and Highland Road, on Lot A-1, portion of an unnumbered 0.95 acre tract property. Section 68, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg)

**Deferred to February 18, 2019, by the Planning Director**

Deferred 30 days with the consent agenda

- 24. ISPUD-2-19 ADC** Proposed mixed use development that includes commercial, office, and residential uses on property located north of Goodwood Avenue, south of Government Street, and west of Lobdell Avenue, on Lots 42, 47, and 48, and a portion of Lot CA-1, of the Adelia at Old Goodwood Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson)

**Deferred to February 18, 2019, by the Planning Director**

Deferred 30 days with the consent agenda

- 25. SPUD-2-18 Valencia Park (Deferred from December 10 by the Planning Director)** A proposed multi-family residential development located north of Gayosa

Street, south of Spanish Town Road, east of North 14<sup>th</sup> Street, and west of North 15<sup>th</sup> Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)  
**Deferred to February 18, 2019, by Councilmember Wicker**

Deferred 30 days with the consent agenda

- 26. PUD-1-19 Hollywood Heights Concept Plan** A proposed low density two family residential development on property located on north side of Hollywood Street, and east of Plank Road, on Lots A, B, and 3-A of M.C. Hausey Property and Lots 10-18 of the Maurice Place Subdivision. Sections 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5-Green)

Mr. Duke acknowledged that staff attended a public meeting on January 16, 2019 at the request of Councilmember Green and everyone present at the meeting acknowledged support of the project.

The applicant, Dyke Nelson, spoke in support.

**Motion to approve:** Gaudet, Ellender second  
Motion carried, 8-0

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

- 27. PUD-1-11 Pointe Marie Concept Plan Revision 5** Proposed revision to revise Phase 1 boundary on property located north of River Road, southwest of Nicholson Drive, and east of Ben Hur Road, on Lots F-1, P-M-1, G-1 thru G-17, MC-1 thru MC-35, CS-1 thru CS-98, MU -1 thru MU-8, and VC-1 thru VC-36, of the Point Marie Subdivision. Section 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe)

Approved, 8-0, with the consent agenda

- 28. PUD-4-10 Williams Jet Center, BTR Airport Final Development Plan** To develop three airport hangars, a fixed-base operator (FBO), and a taxiway connection, on property located on east side of Veterans Memorial Boulevard and north of Rosenwald Road, on a portion of Baton Rouge Metro Airport Property. Sections 72 and 76, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks)

Approved, 8-0, with the consent agenda

- 29. CUP-1-19 Woodlawn Baptist Church (5805 Jones Creek Road)** To remove an existing building and provide a new religious educational building on property located on east side of Jones Creek Rd, and north of Tiger Bend Road, on Lot Church of the Woodlawn Baptist Church Property. Section 61, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

Approved, 8-0, with the consent agenda

- 30. CUP-2-19 Sandy Creek Baptist Church (22834 Liberty Road)** To expand an existing religious institutional building on property located on east side of Liberty Road, south of Jackson Road, on a portion of Lot Lovie K Browning and on Lot C-1 of the Claudia Lovie Browning Property. Section 23, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch)

Approved, 8-0, with the consent agenda

- 31. S-1-19 Oak Hill Estates Subdivision** A proposed residential subdivision located on the south side of North Oak Hills Parkway, to the east of Shady Lake Parkway, on Tract B-1-C-1-A and Tract B-1-C-1-B of the Joseph Shelvin Property. (Council District 3-Loupe)  
**Deferred to February 18, 2019, by the Planning Director**

Deferred 30 days with the consent agenda

- 32. S-2-19 Summer Gardens Subdivision** A proposed residential subdivision located on the east side of Antioch Road, to the south of Woodlawn Acres Avenue, on Tract B of the Ronald Louis and Lois Cooper Goynes Property and Tract C of the Nina Cooper Bostwick Property. (Council District 9-Hudson)

Mr. Duke acknowledged that staff attended a public meeting on September 17, 2018 at the request of Councilmember Hudson and everyone present at the meeting indicated support of the project.

The applicant, Joseph Labbe, spoke in support.

One citizen, Michael Esposito, spoke in support.

**Motion to approve:** Addison, Ellender second  
Motion carried, 8-0

- 33. SS-1-19 Lewis Gottlieb Tract** A proposed small subdivision with a private street on property located on the north side of Highland Road and west of Rue de Laplace, on Tract B-1 of the Lewis Gottlieb Tract. (Council District 3-Loupe)  
**Withdrawn by the applicant on January 16, 2019**

Withdrawn with the consent agenda, 8-0

- 34. SP-1-19 Harding Place Apartments** A proposed multi-family residential development with over 100 units located on the west side of Plank Road, south of Harding Boulevard, on Tract A-1-A-1-A-3 of the Howell Place Subdivision, 2<sup>nd</sup> Filing. (Council District 2-Banks)

Approved, 8-0, with the consent agenda



## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

Mr. Duke commended Joe Labbe and his team on doing a great job with the design of the plat for Summer Gardens Subdivision.

Mr. Duke advised commission members that at their seats were copies of chapters 5 (Waivers), 12 (Open Space) and chapter 19 (Definitions) revisions that will be on the agenda for the February Planning Commission meeting.

Mr. Duke also advised commission members that at their seats were updated copies of Chapter 2, 3 and Appendix I that should be replaced in their UDC.

Mr. Duke acknowledged that the Mayor's Office has requested that staff review our fee schedule and that a copy of the research and recommendations were at their seats. He acknowledge that this would be on the agenda for the February Planning Commission meeting.

Mr. Duke advised commission members that staff would be submitting a new brownfields grant the EPA as soon as the Federal Government opens back up.

Mr. Duke acknowledged that staff met with Mike Edwards, Airport Director; to review the proposed creation of an Airport Zoning District as directed by Council and also discussed revision to the airport overlay.

Mr. Duke wished Commissioner Andy Allen an early happy birthday, whose birthday will be February 12<sup>th</sup>.

### **COMMISSIONERS' COMMENTS**

Vice-Chairman Grout congratulated Carrie Broussard, Long Range Planning Manager for being chosen as Employee of the Month.

## **ADJOURN**

**Motion to adjourn:** Collins-Lewis, Gaudet second  
Motion carried, 8-0

The meeting was adjourned at 6:58 p.m.